

Mary O'Neil

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**From:** Jack Milbank <jmilbank@cea-vt.com>  
**Sent:** Friday, September 18, 2015 4:55 PM  
**To:** Mary O'Neil  
**Cc:** corben@wagnerhodgson.com; 'Ric Santa Maria'; Joan Heaton  
**Subject:** 584 South Prospect Street Slopes  
**Attachments:** 13199-Slope Analysis.pdf

H Mary,

Attached is a plan of the slope analysis for the subject parcel. There were no slopes over 30%. Slopes between 15% and 30% had a calculated area of 32,104 square feet based on a model created with our topographic survey and 2004 LIDAR flown for the CCMPO. Based on Section 5.2.4 of the regulation you referenced this morning *“The DRB may under conditional use criteria allow up to 50% of the maximum building density or lot coverage to be calculated on lands with a slope between 15-30% if the applicant can demonstrate that the additional density or lot coverage will be compatible within the existing scale and intensity of the surrounding neighborhood, and not have an undue negative impact on sensitive natural features.”*

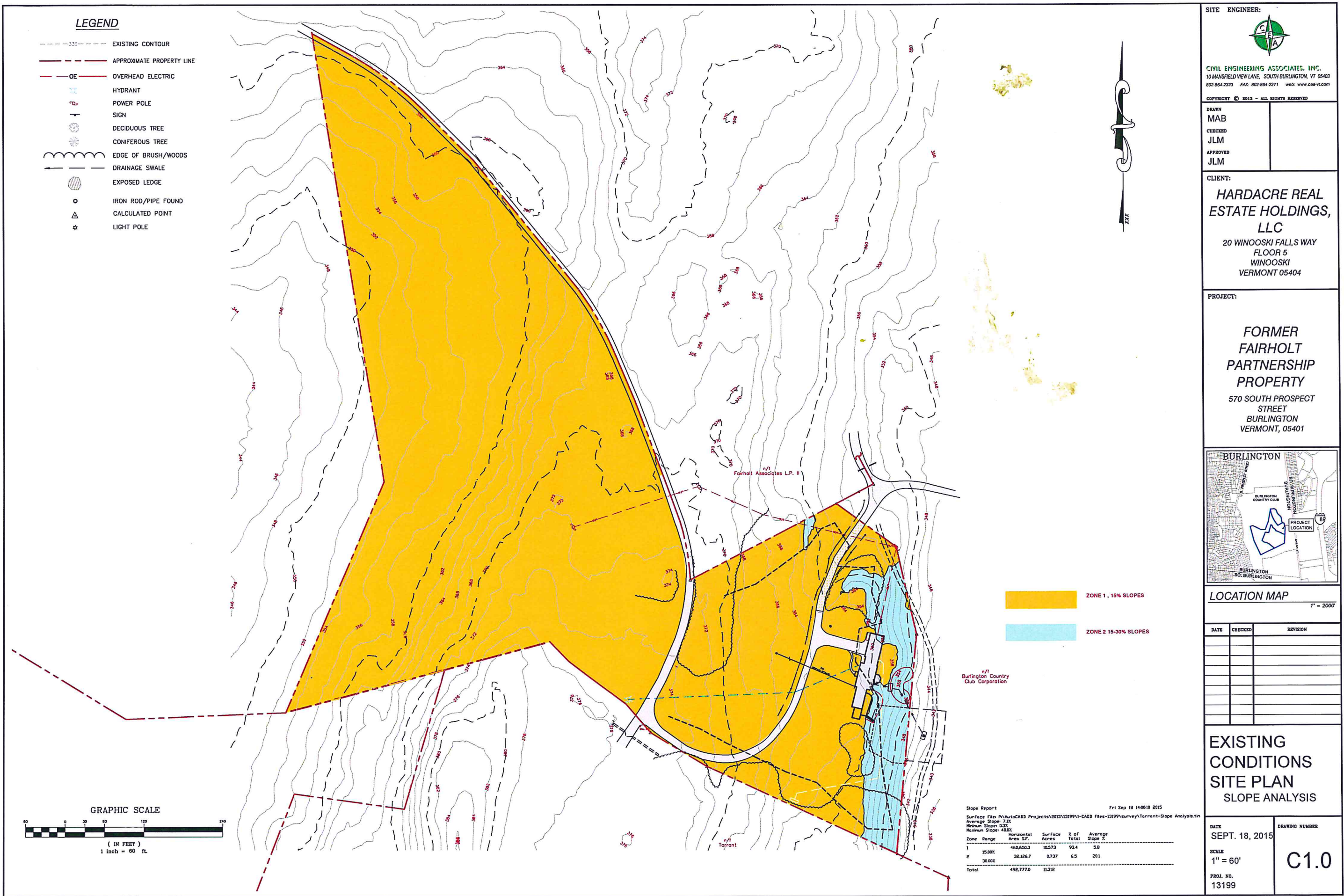
With the 50% reduction for those slopes ( demonstrating the project is compatible with the existing scale and intensity of the surrounding neighborhood) subtracted from the area of the parcel, buildable area calculates to 476,725 square feet. Based on proposed improvements as shown on the submitted plans the proposed lot coverage calculates to be 4.93%. We will revise our site plan coverage tables on Monday. Thanks for your help and enjoy the weekend.

Jack

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